

NOTICE OF CUSTER COUNTY SCHOOL LAND LEASE SALE

Notice is hereby given that an authorized representative of the Board of Educational Lands and Funds of the State of Nebraska will offer for lease at public auction on the day and time set forth below, at the office of the County Treasurer of Custer County in Broken Bow, Nebraska, the following educational lands within said County:

DATE: November 30, 2016

TIME: 2:00 p.m.

In the event of inclement weather and/or bad roads, the Board's Field Representative may postpone the sale until December 7, 2016, at 2:00 p.m. If this occurs, the County Treasurer and the Board's Lincoln Office will both be notified at least 90 minutes prior to the originally scheduled sale time.

<u>TRACT</u>	<u>DESCRIPTION</u>	<u>SEC.TWP.RGE</u>	<u>2017 RENTAL</u>	<u>LEASE EXPIRATION</u>
1a	S2 except 7.20 acres of County Road on West boundary (312.80 acres, more or less)	16-13-17	\$15,246.72	December 31, 2024

Predominant Land Use: Grassland and dryland cropground
This tract is located 9 miles south and 1 mile east of Mason City, NE.
Improvements to be sold include: 620 rods of fence, stockwell, tower, mill and 2 stock dams. Total Value: \$6,700.00
All stock tanks are to be considered personal property and are subject to removal by the previous lessee.

1b	NE4 (160 acres, more or less)	16-13-17	\$7,813.60	December 31, 2024
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Predominant Land Use: Grassland and dryland cropground
This tract is located 8½ miles south and 1½ miles east of Mason City, NE.
Improvements to be sold include: 480 rods of fence. Total Value: \$2,450.00
The stock dam is owned by the School Trust and all right, title and interest shall remain with the School Trust.

4	N2NW4 except 4.78 acres of Hwy 92 ROW (75.22 acres, more or less)	16-15-17	\$8,107.72	December 31, 2024
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Predominant Land Use: Irrigated cropground
This tract is located 5 miles east of Ansley, NE.
Improvements to be sold include: 400 rods of fence, irrigation pump, column and bowls and 1,320' of buried electric line. Total Value: \$33,120.00
The pivot system, electric motor and panel are to be considered personal property and are subject to removal by the previous lessee.
STIPULATION: The appraised value and contributory value to the land of the 1,320' of buried electric line, now inventoried as an appraisable improvement for \$6,270.00, and all costs thereof will be depreciated and reduced at the rate of \$522.50 per year for twelve (12) years commencing January 1, 2017, and ending December 31, 2028, at which time the 1,320' of buried electric line and all costs thereof will be fully depreciated, its appraised value and contributory value to the land will be zero and it will not be an appraisable improvement.

9	N2 and SW4 (480 acres, more or less)	36-19-17	\$21,055.90	December 31, 2024
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Predominant Land Use: Grassland
This tract is located 1 mile northeast of Comstock, NE.
Improvements to be sold include: 720 rods of fence, submersible pump and pressure system. Total Value: \$4,400.00
All stock tanks are to be considered personal property and are subject to removal by the previous lessee.
The stockwell, all buried waterlines and hydrants are owned by the School Trust and all right, title and interest shall remain with the School Trust.

15a	NW4NW4 and SW4 except 15.03 acres of Hwy 183 ROW (184.97 acres, more or less)	16-16-18	\$11,525.88	December 31, 2024
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Predominant Land Use: Grassland and irrigated cropground

This tract is located 5 miles north of Ansley, NE.

Improvements to be sold include: 860 rods of fence, irrigation pump, column, bowls and gearhead. Total Value: \$14,850.00

The power unit and fuel tank are to be considered personal property and are subject to removal by the previous lessee.

The irrigation well is owned by the School Trust and all right, title and interest shall remain with the School Trust.

15b	E2 (320 acres, more or less)	16-16-18	\$15,148.66	December 31, 2024
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Predominant Land Use: Grassland and irrigated cropground

This tract is located 5 miles north and ½ mile east of Ansley, NE.

Improvements to be sold include: 1,040 rods of fence, submersible pump and pressure system. Total Value: \$6,150.00

All stock tanks, metal panels, feeders and bee hives are to be considered personal property and are subject to removal by the previous lessee.

The stockwell is owned by the School Trust and all right, title and interest shall remain with the School Trust.

23	SW4SW4 (40 acres, more or less)	16-13-19	\$1,155.00	December 31, 2024
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Predominant Land Use: Grassland

This tract is located 12 miles south and 6 miles west of Ansley, NE.

Improvements to be sold include: 80 rods of fence. Total Value: \$400.00

The stock tank is to be considered personal property and is subject to removal by the previous lessee.

STIPULATION: See Below.

29b	NW4 (160 acres, more or less)	16-16-19	\$7,319.16	December 31, 2024
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Predominant Land Use: Grassland and dryland cropground

This tract is located 1 mile northwest of Berwyn, NE.

Improvements to be sold include: 600 rods of fence, stockwell, submersible pump, pipe and wire and 2 stock dams. Total Value: \$4,700.00

All gates, metal panels, catch pen, head gate, small building and electric cross fence are to be considered personal property and are subject to removal by the previous lessee.

The lessee elects to harvest 15 acres of rye.

29c	SW4SW4 except 0.38 acres of County Road (39.62 acres, more or less)	16-16-19	\$1,825.20	December 31, 2024
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Predominant Land Use: Dryland cropground

This tract is located ½ mile west of Berwyn, NE.

Improvements and crops to be sold include: 40 rods of fence and 16 acres of dryland alfalfa. Total Value: \$950.00

STIPULATION: See Below.

29d	E2SE4 (80 acres, more or less)	16-16-19	\$12,677.54	December 31, 2024
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Predominant Land Use: Irrigated and dryland cropground

This tract is located ½ mile east of Berwyn, NE.

There are no improvements to be sold.

The pivot system is to be considered personal property and is subject to removal by the previous lessee.

38	E2E2, NW4NE4 and NE4NW4 (240 acres, more or less)	16-14-20	\$10,483.90	December 31, 2024
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Predominant Land Use: Grassland
This tract is located 8 miles east and 4 miles north of Oconto, NE.
Improvements to be sold include: 360 rods of fence and stock dam. Total Value: \$2,000.00

49	S2NW4 except Toby's Addition and all that part lying NE of Hwy 40 in S2 except 17.94 acres (339.99 acres, more or less)	32-14-21	\$56,827.70	December 31, 2024
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Predominant Land Use: Irrigated cropground
This tract is located on the southeast edge of Oconto, NE.
Improvements to be sold include: 440 rods of fence. Total Value: \$1,350.00
The 4 irrigation pumps and electric motors, center pivot system and all gated pipe are to be considered personal property and are subject to removal by the previous lessee.
All irrigation wells are owned by the School Trust and all right, title and interest shall remain with the School Trust.

53a	NE4 except 11.26 acres of Hwy 2 ROW (148.74 acres, more or less)	16-17-21	\$15,148.02	December 31, 2024
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Predominant Land Use: Irrigated and dryland cropground
This tract is located 4 miles northwest of Broken Bow, NE.
Improvements to be sold include: Quonset. Total Value: \$4,500.00
The house, all other out buildings, pivot and all bales are to be considered personal property and are subject to removal by the previous lessee.

53b	SW4 (160 acres, more or less)	16-17-21	\$23,154.00	December 31, 2024
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Predominant Land Use: Irrigated and dryland cropground
This tract is located 5 miles west and 2 miles north of Broken Bow, NE.
Improvements to be sold include: Irrigation pump, column and gearhead. Total Value: \$7,400.00
The pivot system, diesel power unit with generator and fuel tank are to be considered personal property and are subject to removal by the previous lessee.

65	All (640 acres, more or less)	36-15-22	\$21,860.50	December 31, 2024
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Predominant Land Use: Grassland
This tract is located 6 miles north of Oconto, NE.
Improvements to be sold include: 640 rods of fence, 3 stockwells, steel towers and mills and 2 stock dams. Total Value: \$18,200.00
The submersible pump, pipe and wire, steel tower, mill, all steel bottom stock tanks and corrals are to be considered personal property and are subject to removal by the previous lessee.
The stockwell in NW4 is owned by the School Trust and all right, title and interest shall remain with the School Trust.

STIPULATION: Notwithstanding the noxious weed control provisions provided in the body of this Lease, the following stipulation shall apply regarding noxious weeds: The Board will supply the chemicals necessary to treat the noxious weeds on all of the grassland covered by this Lease, and provide detailed instructions for the chemical application. However, if the Board or its representative determines at any time, in their sole and absolute discretion, that the noxious weed problems are due to inaction or neglect on the part of the Lessee, then Lessee will furnish, at Lessee's sole and exclusive cost and expense, all chemical and the labor and equipment necessary to apply the chemicals and will apply the chemicals timely and in exact accordance with the instructions provided by the Board. Lessee will also effectively control, to the Board's satisfaction, the noxious weeds on any cropland covered by this Lease at Lessee's sole and exclusive cost and expense at all times during the term of this Lease. When necessary to apply the recommended chemical, the Lessee will provide a NE Department of Agriculture Pesticide Applicator ID number or contract with a commercial applicator to apply the chemical at Lessee's expense.

79a	All except 3.50 acres in the NE corner of said Section (636.50 acres, more or less)	36-17-23	\$26,948.08	December 31, 2024
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Predominant Land Use: Grassland
This tract is located 8 miles north of Callaway, NE.
Improvements to be sold include: 1,820 rods of fence. Total Value: \$10,300.00
All stock tanks are to be considered personal property and are subject to removal by the previous lessee.

79b	3.50 acres in the Northeast corner of said Section (3.50 acres, more or less)	36-17-23	\$300.00	December 31, 2024
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Predominant Land Use: Grassland
This tract is located 8 miles north of Callaway, NE.
There are no improvements to be sold.
STIPULATION: See Below.

86	All (640 acres, more or less)	16-13-24	\$19,590.46	December 31, 2024
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Predominant Land Use: Grassland
This tract is located 12 miles north and 5 miles east of Gothenburg, NE.
Improvements to be sold include: 640 rods of fence, 2 stockwells, steel towers, mills and 4 stock dams. Total Value: \$12,750.00
All stock tanks, submersible pump and generator are to be considered personal property and are subject to removal by the previous lessee.
STIPULATION: Notwithstanding the noxious weed control provisions provided in the body of this Lease, the following stipulation shall apply regarding noxious weeds: The Board will supply the chemicals necessary to treat the noxious weeds on all of the grassland covered by this Lease, and provide detailed instructions for the chemical application. However, if the Board or its representative determines at any time, in their sole and absolute discretion, that the noxious weed problems are due to inaction or neglect on the part of the Lessee, then Lessee will furnish, at Lessee's sole and exclusive cost and expense, all chemical and the labor and equipment necessary to apply the chemicals and will apply the chemicals timely and in exact accordance with the instructions provided by the Board. Lessee will also effectively control, to the Board's satisfaction, the noxious weeds on any cropland covered by this Lease at Lessee's sole and exclusive cost and expense at all times during the term of this Lease. When necessary to apply the recommended chemical, the Lessee will provide a NE Department of Agriculture Pesticide Applicator ID number or contract with a commercial applicator to apply the chemical at Lessee's expense. The Board may terminate this Lease prior to its scheduled expiration date by 1) giving at least nine (9) months notice of termination to the Lessee, or 2) giving written notice of termination to the Lessee stating that the lease shall terminate on December 31st of the year notice was given. In the event of such early termination, any bonus paid for this Lease will be partially refunded. The unused percentage of the original lease term shall be multiplied by the bonus previously paid to determine the refund amount.

96	All (640 acres, more or less)	16-19-24	\$13,336.40	December 31, 2024
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Predominant Land Use: Grassland
This tract is located 11 miles west of Anselmo, NE.
Improvements to be sold include: 1,280 rods of fence and corrals. Total Value: \$6,300.00
The stock tank, all portable steel gates and panels are to be considered personal property and are subject to removal by the previous lessee.
STIPULATION: See Below

99	All (640 acres, more or less)	36-20-24	\$13,888.00	December 31, 2024
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Predominant Land Use: Grassland
This tract is located 4 miles northwest and 6 miles west of Anselmo, NE.
Improvements to be sold include: 640 rods of fence, stockwell, mill, steel tower and bottomless tank. Total Value: \$6,300.00
STIPULATION: See Below.

103	S2 except 18 acres of Hwy ROWs (302 acres, more or less)	16-15-25	\$18,211.30	December 31, 2024
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Predominant Land Use: Grassland and dryland cropground
This tract is located 11 miles south of Arnold, NE.
Improvements to be sold include: 560 rods of fence, stockwell, submersible pump and pressure system. Total Value: \$6,050.00
The house, barn, all other wood frame buildings, bin, stock tanks, farm equipment, interior contents of buildings, vehicles, all temporary electric fence and dilapidated permanent fence are to be considered personal property and are subject to removal by the previous lessee.
STIPULATION: In 2017, no grazing will be allowed on any of the lands covered by this Lease until a written grazing plan is submitted and is satisfactory to the Board for use of this Lease, specifying the stock rates and grazing dates, which must be approved by the Field Representative in writing prior the commencement of grazing in 2017 and must be followed by Lessee. The Board may terminate this Lease in whole or in part, and on one or more occasions, prior to its scheduled expiration date of December 31, 2024, by giving at least nine (9) months written notice of partial termination to the Lessee. No cause or reason for any such early termination shall be necessary or need be given by the Board. No part of any bonus paid for this Lease shall be refunded in the event of such early partial termination or under any other circumstances.

STIPULATION: (applicable to Tracts #23, 29c, 79b, 96 and 99): The Board may terminate this Lease prior to its scheduled expiration date by 1) giving at least nine (9) months notice of termination to the Lessee, or 2) giving written notice of termination to the Lessee stating that the lease shall terminate on December 31st of the year notice was given. In the event of such early termination, any bonus paid for this Lease will be partially refunded. The unused percentage of the original lease term shall be multiplied by the bonus previously paid to determine the refund amount.

In order for anyone to be eligible to bid on a school land lease, they must be able to contract in accordance with Nebraska Law and have deposited with the County Treasurer of the County in which the land is located, or with a representative of the Board, a bank draft, cashier’s check, certified check or money order made payable to the Board of Educational Lands and Funds, or cash, equivalent to the 2017 rental of said tract. Said rental deposit may be submitted at any time until the tract is announced “Sold”.

If more than one qualified bidder is interested in a lease, it will be sold to the party bidding the highest cash bonus, in addition to the first year’s rent, at the auction. Bonus bids must be paid to the Board of Educational Lands and Funds immediately following the auction. Bonus bids are a one-time payment which covers the entire term of the lease.

All sales of educational land leases at public auction are considered to be non-revocable offers, which shall become binding contracts only upon acceptance and approval following the sale by the Board of Educational Lands and Funds. Leases will be effective January 1, 2017, or upon acceptance and approval by the Board, whichever occurs later.

Leases will be issued only to those who sign the “Lease and Application” in person or through an Attorney-In-Fact who presents a Power of Attorney at the time of the auction. A sample Power of Attorney is available on the Board’s website. Lease assignments submitted to the Board within 30 days of the auction will be processed without fee. The Board’s standard form lease sets out the terms of the lease of the real estate to which this notice pertains; provided, however, any additional stipulations pertaining specifically to this real estate, which are included in this notice, shall be added to and become a part of the complete terms of the lease pertaining to this real estate. The Board’s standard form lease may be inspected at the County Treasurer’s office or on the Board’s website and a copy, which includes any additional stipulations pertaining to this real estate, can be obtained by contacting the Board’s Lincoln office or the Field Representative for this county named above.

The purchaser shall, within thirty days of the date of Board approval, pay the amount of the value of the improvements (and growing crops, if applicable) as stated above, to the County Treasurer of the County wherein the land is situated. If such payment is not made on time and in full, all payments made by the purchaser to the Board may be declared forfeited and a new lease or sale of the land may be authorized. All improvements affixed to the land which are not listed above are and shall remain owned by the School Trust. **No improvements shall be placed on the land by Lessee without the prior written approval of the Board; and any improvements made by Lessee without the prior written approval of the Board shall be permanently owned exclusively by the Board.**

All monies received by the Board’s agents will be deposited subject to approval of the lease by the Board of Educational Lands and Funds. In the event a lease is not approved, the appropriate refunds will be issued.

All County Farm Service Agency information for the Board of Educational Lands and Funds is public information and is obtainable by contacting the local office.

Rental is subject to change by the Board semi-annually at any time during the term of the lease.

The Lessee making each election to harvest fall-seeded crops will pay the 2017 rent on those acres. In the event of such election, the successful bidder, if other than the previous Lessee, will receive a refund of 2017 rent equal to the amount so paid by the previous Lessee.

For further information contact:

BOARD OF EDUCATIONAL LANDS AND FUNDS

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